



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ13-00043
Application Type: Rezoning
CPC Hearing Date: January 30, 2014
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: North of Pebble Hills Boulevard and East of John Hayes Street
Legal Description: A portion of Lot 3, Block 391, Tierra Del Este Unit Sixty Nine and a portion of Section 37, Block 79, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas

Acreage: 8.96 acres
Rep District: 5
Current Zoning: R-5 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: From R-5 (Residential) to C-2 (Commercial)
Proposed Use: Commercial Development

Property Owner: Ranchos Real XVI, LLC
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: R-5 (Residential) / Vacant
South: C-2 (Commercial) / Vacant
East: R-5 (Residential) / Vacant
West: G-MU (General Mixed Use) / Vacant

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable)

NEAREST PARK: Tierra Del Este Park (102 feet)

NEAREST SCHOOL: Pebble Hills High School (1,364 feet)

NEIGHBORHOOD ASSOCIATIONS

Eastside Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 16, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-5 (Residential) to C-2 (Commercial) in order to allow for commercial development. Commercial Development is not permitted in an R-5 (Residential) zoning district, therefore necessitating the rezoning request. Currently, there is existing C-2 (Commercial) zoned property to the south of the subject property that the applicant owns. By rezoning the subject property to C-2 (Commercial), the two properties under common ownership can be constructed upon as one contiguous development. The subject property is 8.96 acres in size and is currently vacant. The conceptual site plan shows 3 new structures and a ponding area. Access to the subject property is proposed from Pebble Hills Boulevard and John Hayes Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-5 (Residential) to C-2 (Commercial). The recommendation is based on compatibility with surrounding land uses and the existing C-2 (Commercial) zoned properties to the south and the existing G-MU (General Mixed Use) to the west of the subject property and supports the Plan El Paso land use designations G-4, Suburban, walkable.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-2 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning Division - Transportation

TIA is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Plan Review

No objections.

City Development Department - Land Development

No objections.

Fire Department

The Fire Department has no adverse comments therefore recommends approval of this case.

Police Department

No issues.

El Paso Water Utilities

No comments received.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



